

GP-4-2008

West Valley City

General Plan change to update the Moderate Income Housing Plan

City staff is requesting an amendment to the General Plan to update the Moderate Income Housing Plan. The Moderate Income Housing Plan is a plan that identifies the need for moderate income housing and outlines how the City will meet that need. This Plan is required by State law.

Moderate income housing is currently defined in Utah Code 10-9a-103(21) as “housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located.”

The City’s first Moderate Income Housing Plan was adopted in 1999. An update was made in 2005.

The primary findings from the proposed Plan update are that West Valley City has sufficient housing for households earning between 80 and 50% of the Salt Lake County median household income. The City is only deficient in housing for households earning 30% or less of the median income. Hence, the actions in the Plan focus on housing for this segment of the population.

Staff Alternatives:

1. Approval, of the Moderate Income Housing Plan.
2. Continuance, for reasons determined at the public hearing.

Applicant:

West Valley City

Neutral:

Scott Warr
3154 S. 3600 W.

Discussion: Steve Pastorik presented the application. Scott Warr stated that he is concerned that West Valley carries a high burden of low income population. He explained that he doesn’t want the City to be the “dumping ground” for the rest of the county and hopes that the Planning Commission has taken everything into consideration. Phil Conder requested that Steve clarify the conclusions of this plan. Steve explained that this must be addressed under State law. An update is required every 2 years and the last update West Valley City did was in 2005. Steve discussed the statistics for each percentile for the median income in Salt Lake County at 80% or below, 50% or below, and 30% or below. Steve concluded that West Valley City already meets the needs in the 50 and 80 percentile. He stated that the City is below the need for the 30% or below range. Jason Jones questioned who came up with 30-50-80 standards and Steve replied that it is a HUD idea.

Phil Conder questioned if this update could be interpreted as West Valley City facilitating new housing at low income. Steve replied that the City doesn’t construct housing. Jack Matheson stated that these numbers are based on a 2005 census. Steve

responded that the home prices were adjusted to more closely reflect the current market. He added that a small census sample of each City is provided every year that can help provide these numbers. Brent Fuller stated that he would be more comfortable using another word other than “initiate”. Harold Woodruff stated that someone that is in the 80% or below range would be making around \$43,000 a year which is more than what the average school teacher or police office makes. Steve explained that there are several ways to determine if a City is meeting its reasonable requirements, not simply by utilizing the HUD method. John Janson added that the City is required to provide other HUD plans and this is consistent with those plans. Commissioner Jones stated that he is highly concerned with a project in West Valley City that qualifies in the extremely low income bracket and explained people have a lack of understanding and empathy when it effects their surrounding areas. He added that in some ways encouraging proper housing for low income families is counterproductive against the goal of cleaning up the City. Commissioner Jones concluded that West Valley City is already meeting the appropriate guidelines and the language in the plan should be corrected to ensure that the City isn’t trying to attract low income projects. Harold Woodruff replied that if West Valley does its part in taking care of some of the low income families there wouldn’t be 4 families living in one house as other people often complain about. He added that providing housing for low income families will not hurt the City by giving these individuals a place to live and function. Commissioner Jones replied that he doesn’t oppose low income housing he’d just like to see the same results in other cities so that West Valley doesn’t have to carry all the burden. Chairman Woodruff concluded that as the price of living goes up, more and more people will slip down this median income chart and will need more assistance. He added that he hopes other cities in the county will step up and meet their requirements as well.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

Motion: Commissioner Mills moved for approval

Commissioner Matheson seconded the motion.

Roll call vote:

Commissioner Conder	Yes
Commissioner Fuller	Yes
Commissioner Jones	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Chairman Woodruff	Yes

Unanimous - GP-4-2008– Approved